

**5 The Leys,  
Macduff, AB44 1SP**

**Fixed Price  
£60,000**

ASPC ref : 358552

 2  1  1 71 m<sup>2</sup> EPC **F** Council Tax Band **TBC**



**Arrange a viewing**

Below Home Report Valuation

 **01261 832491**

(Walter Gerrard & Co)

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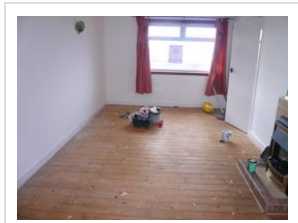
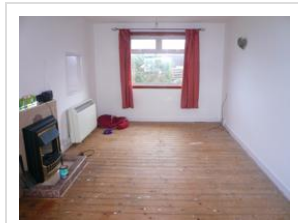
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Macduff  
AB44 1QL

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http://www.waltergerrard.co.uk



Property features:



Below Home Report Valuation

Hallway

Lounge - 6.23m x 3.02m

Kitchen - 3.25m x 2.53m

Stairs to Upper Hall

Bedroom - 3.35m x 3.14m

Bedroom - 4.69m x 2.81

Bathroom

Enjoying super views to the front of the property, this **two bedroom mid terraced villa** benefits from excellent storage throughout. The property is entered via an exterior door into the light and airy hallway which provides access to the lounge, kitchen and stairs to the upper hall. With windows to both the front and rear of the property, the lounge also has space for a dining table. The main focal point of the room is the fireplace with tiled surround. Benefiting from a window and door to the rear garden, the kitchen is fitted with a selection of units and also has two built-in cupboards. Space for washing machine, cooker and fridge. The staircase leads to the upper hall and two double bedrooms which are both well proportioned and each has a built-in wardrobe. The family bathroom is fitted with a three piece suite.

Outside, there are gardens to both the front and rear which are mainly laid to lawn. A paved path leads to the front door and built-in shed.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/358552/5-The-Leys/Macduff/>

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